PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
HASTINGS RIDGE AT KINDER RANCH HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for Hastings Ridge at Kinder Ranch Homeowners Association, Inc., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Kinder Ranch AGI, Unit-1 (Enclave), Also commonly known as Hastings Ridge at Kinder Ranch

2. Name of Association: Hastings Ridge at Kinder Ranch Homeowners Association, Inc.

3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Subdivision Plat - Kinder Ranch AGI, Unit-1 (Enclave)		9660	47-50
Replat and Subdivision Plat - Kinder Ranch AGI, Unit-1 (Enclave)		20001	962
Subdivision Plat - Kinder Ranch AGI, Unit-1A (Enclave)		20001	998-999
Subdivision Plat - Kinder Ranch AGI, Unit-2 (Enclave)		9708	5-6
Subdivision Plat - Kinder Ranch AGI, Unit-3 (Enclave)		20001	2085-2086
Kinder Ranch AGI, Unit-6 described by metes and bounds legal description in Certificate of Annexation and Supplemental Declaration for Kinder Ranch AGI, Unit-6	20200285240		

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Kinder Ranch Master Declaration of Covenants, Conditions, Easements and Restrictions	20070086017	12808	654
First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Kinder Ranch	20130241602	16447	1130
Declaration for SA Kinder Ranch East Recreation Club	20090142835	14098	1084

Hastings Ridge at Kinder Ranch (Unit 1) Declaration of Covenants, Conditions, Easements and Restrictions	20130213627	16386	305
Certificate of Annexation and Supplemental Declaration for Kinder Ranch AGI, Unit-1A	20190080122		
Certificate of Annexation and Supplemental Declaration for Kinder Ranch AGI, Unit-2	20160221533	18192	2271
Certificate of Annexation and Supplemental Declaration for Kinder Ranch AGI, Unit-3	20200110531		
Certificate of Annexation and Supplemental Declaration for Kinder Ranch AGI, Unit-6	20200285240		
Articles and Bylaws	**Document Number**	**Volume**	**Page**
Certificate of Secretary of Hastings Ridge at Kinder Ranch Homeowners Association, Inc. (Bexar County), with attached: Certificate of Formation for Hastings Ridge at Kinder Ranch Homeowners Association, Inc. (Exhibit A); and Bylaws of Hastings Ridge at Kinder Ranch Homeowners Association, Inc. (Exhibit B)	20130253524	16475	534
Policies, Rules, Resolutions, and Guidelines	**Document Number**	**Volume**	**Page**
Notice of Filing of Dedicatory Instrument of Hastings Ridge Homeowners Association, Inc., with attached: Document Retention, Access, Production and Copying Policy (Exhibit 1); and Collection Policy and Payment Plan Guidelines (Exhibit 2)	20130230960	16424	845
Hastings Ridge Homeowners Association, Inc.'s Corrected Document Retention, Access, Production and Copying Policy	20130253526	16475	555
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Hastings Ridge at Kinder Ranch Homeowners Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, and Association Contracts and Solicitation of Bids Policy	20210360480		

5. Association Fees Related to Property Transfer:

Resale Certificate Fee	$125.00
Transfer Fee Due at Time of Closing	$150.00
Working Capital Assessment:	$500.00 (Due from Purchaser at time of Closing)

6. Mailing Address for the Association:

Hastings Ridge at Kinder Ranch Homeowners Association, Inc.
PO Box 803555
Dallas, Texas 75380-3555

7. Association Management or Representative and Contact Information:

RealManage
c/o CT Corporation
PO Box 803555
Dallas, Texas 75380-3555
866-473-2573 Phone
866-919-5696 Fax
HASRIDGE@CiraMail.com

8. Association Website:
www.ciranet.com

Executed on this 18 day of January, 2022.

HASTINGS RIDGE AT KINDER RANCH HOMEOWNERS ASSOCIATION, INC.

By: REALMANAGE

By: _____
CAROLYN THACKER, Director of Community Management – San Antonio
RealManage, Managing Agent

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BEFORE ME, the undersigned notary public, on this 18 day of January, 2022, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for HASTINGS RIDGE AT KINDER RANCH HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

_____
Notary Public, State of Texas

JEAN MICHELLE BARNARD
Notary Public, State of Texas
Comm. Expires 08-15-2023
Notary ID 132130898

AFTER RECORDING, RETURN TO:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number:	20220023753
Recorded Date:	January 28, 2022
Recorded Time:	3:19 PM
Total Pages:	4
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**** THIS PAGE IS PART OF THE DOCUMENT ****

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/28/2022 3:19 PM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk